144.0	0001	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	853,500 /	853,500
					USE VALUE:	853,500 /	853,500
					ASSESSED:	853,500 /	853,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILSON BRIAN/ETAL
Owner 2:	SASSI ANNETTE M
Owner 3:	
Street 1:	125 NEWPORT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,653 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 2263 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4653.000	402,100	3,700	447,700	853,500
Total Card	0.107	402,100	3,700	447,700	853,500
Total Parcel	0.107	402,100	3,700	447,700	853,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.15 | /Parcel: 377.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 93552
GIS Ref:
GIS Ref:
Insp Date: 12/16/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	409,500	3700	4,653.	447,700	860,900	860,900	Year End Roll	12/18/2019
2019	101	FV	306,500	3700	4,653.	419,700	729,900	729,900	Year End Roll	1/3/2019
2018	101	FV	279,800	3700	4,653.	346,900	630,400	630,400	Year End Roll	12/20/2017
2017	101	FV	279,800	3700	4,653.	319,000	602,500	602,500	Year End Roll	1/3/2017
2016	101	FV	279,800	3700	4,653.	291,000	574,500	574,500	Year End	1/4/2016
2015	101	FV	265,500	3700	4,653.	285,400	554,600	554,600	Year End Roll	12/11/2014
2014	101	FV	265,500	3700	4,653.	265,200	534,400	534,400	Year End Roll	12/16/2013
2013	101	FV	265,500	3700	4,653.	252,400	521,600	521,600		12/13/2012

!11184!

PRINT

Date	Time
12/11/20	01:23:03

LAST REV

Date	Time
07/20/18	12:29:59

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11184

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON BRIAN	28511-374		4/29/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	93552
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2010	2283	Addition	227,000					11ft6" 21/2STORY W
10/6/1997	604		2,000					REMODEL BEDROOM
7/13/1992	302		6,000					REMODEL ATTIC

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	Meas/Inspect	HS	Hanne S
1/28/2009	Meas/Inspect	336	PATRIOT
1/18/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Entry Denied	153	PATRIOT
12/1/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4653		Sq. Ft.	Site		0	80.	1.20	9									447,671						447,700	

Total AC/HA: 0.10682 | Total SF/SM: 4653 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 447,671 | Spl Credit | Total: 447,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Very Good
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17395210
Const Adj.:	0.98000199
Adj $ / SQ:	149.562
Other Features:	119000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493945
Depreciation:	91874
Depreciated Total:	402071

COMMENTS

BK:19976 PG:557 643-3976.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

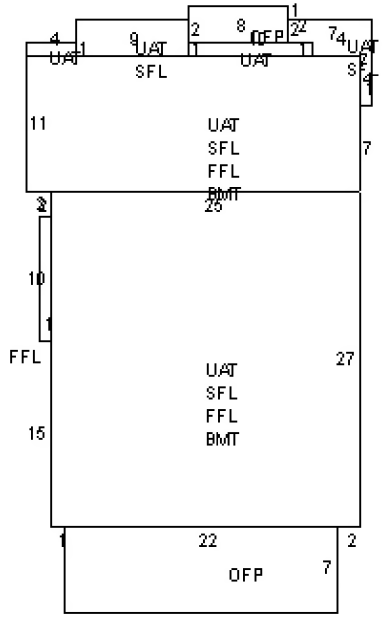
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	149.56
Special Features:	0	Val/Su Net:	117.81
Final Total:	402100	Val/Su SzAd	200.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,022	149.560	152,852
FFL	First Floor	982	149.560	146,870
BMT	Basement	972	44.870	43,612
UAT	Upper Attic	259	104.690	27,116
OFP	Open Porch	178	25.250	4,495

Net Sketched Area:	3,413			Total:	374,945
Size Ad	2004	Gross Are	4190	FinArea	2263

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1927	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700